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Welcome,

Thank you for your interest in The Plaza. A truly exciting component of the conversion of the Plaza Hotel, the Pied-a-Terre hotel condominium suites offer a real opportunity to buy into the fabled Plaza at an exceptional price.

And it's all about lifestyle. After all, what could be more glamorous than a life at the Plaza? With a Pied-a-Terre hotel suite, future owners will just bring their toothbrush, and, on as little as five days notice, check into their fully-owned and deeded unit at the new Plaza Hotel. All the services of a five-star hotel, including a butler assigned to every floor, will await their pampered stay. These buyers will undoubtedly feel as if they belong to a special club in the city's most famous building. Owners can simply call ahead to order their refrigerators stocked and ask for personal touches such as orchids or the newest DVDs to be ready for their arrival.

The Pied-a-Terre condominium suites range from \$1.6 million to \$5.8 million (save for one 2,100 square foot, two bedroom penthouse suite with a view of the park at \$9.35 million). The five styles of suites are named for fabled Plaza Hotel spaces: The Palm, The Rose, The Edwardian, The Plaza and The Terrace Suites. They range in size from 500 to nearly 1,500 square feet, plus the larger duplex penthouse, and begin on the 11th floor of the new Hotel Plaza which will front on West 58th Street. Living rooms will have a custom hardwood floor evoking the Plaza's original design, and baths will feature mosaic marble tiles that recall patterns in the original elegant lobby mosaics. There will be a private owner's closet where personal items can be stored, as well as a butler's kitchen. When not being used by their owners, some of the expenses of these suites can be defrayed by allowing the hotel management to rent these units to nightly guests.

Although hotel condominium ownership is relatively new to New York City, the opportunity to purchase a Pied-a-Terre at the Plaza to use as one likes, and, at the same time, offset expenses when one is not in residence, should prove irresistible to many buyers. For a Pied-a-Terre in New York City, it would be hard to find a more memorable address than The Plaza.

For more information, please go to [www.realtygrand.com](http://www.realtygrand.com) or to set up an appointment, please call me at 561.866.7403.

Best regards,

Anna G. Herlong | Principal/REALTOR

## *Plaza Hotel Residences Availability, 768 Fifth Avenue*

HR NO.	Square Footage	Terrace SF	Sales Offering	Condo Fee Monthly	R.E. Taxes Monthly	Unit Exposure
<b>Terrace PH/ 2 Bathrooms 2 Bedroom</b>						
PH2030(B) (P)	1,532	135	\$5,965,000.00	\$10,536	\$3,417	Private Gardens
<b>Edwardian Suite/ 1.5 Bathroom 1 Bedroom</b>						
1127	922		\$2,512,000.00	\$6,023	\$1,490	South Facing 58th St.
1139	1063		\$2,930,000.00	\$6,944	\$1,731	Grand Army Plaza
1531	865		\$2,595,000.00	\$5,650	\$1,536	South Facing 58th St.
1530	904		\$2,720,000.00	\$5,905	\$1,548	Private Gardens
1831	732		\$2,315,000.00	\$4,782	\$1,374	South Facing 58th St.
<b>Rose Suite/ 1 Bathroom Junior Suite</b>						
1133	606		\$1,790,000.00	\$3,959	\$1,069	South Facing 58th St.
1335	638		\$1,860,000.00	\$4,168	\$1,108	South Facing 58th St.
1427	698		\$2,050,000.00	\$4,559	\$1,221	South Facing 58th St.
1434	711		\$2,060,000.00	\$4,644	\$1,228	Private Gardens
1934	711		\$2,320,000.00	\$4,644	\$1,377	Private Gardens
<b>Palm Suite/ 1 Bathroom King Suite</b>						
1437	476		\$1,450,000.00	\$3,109	\$870	South Facing 58th St.
1532	537		\$1,905,000.00	\$3,540	\$980	Private Gardens
1732	542		\$1,995,000.00	\$3,540	\$1,026	Private Gardens
1638	529		\$2,100,000.00	\$3,456	\$1,191	Private Gardens
1835	508		\$1,660,000.00	\$3,318	\$992	South Facing 58th St.
1841	506		\$1,820,000.00	\$3,305	\$1,029	South Facing 58th St.

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When the elegant Plaza Hotel at Fifth Avenue and 59th Street opened its doors on October 1, 1907, local newspapers immediately labeled it 'the best hotel in the world'. The hotel had 800 rooms, 500 bathrooms, private suites with up to 17 rooms, 10 elevators, luxurious carpets, marble walls, staircases and fireplaces. It also featured a two story ballroom and a spacious tea room with a Tiffany glass-domed ceiling.



#### **The First Plaza Hotel**

It was not the first Plaza Hotel at this prestigious location near Central Park. Already in 1881 an apartment building was planned here. It was named 'Plaza' for its location at the Fifth Avenue Plaza, now known as the Grand Army Plaza. When the plain red brick building was almost completed, the developers ran out of money and were foreclosed by the New York Life Insurance company who hired the architectural firm of McKim, Mead & White to transform the apartment building into a hotel. This first Plaza Hotel opened October 1, 1890. The eight-story building with renaissance-style facade had 400 luxurious rooms, some with magnificent views over Central Park.

#### **The New Plaza Hotel**

The first Plaza Hotel did not last long; already in 1902 the hotel was bought by the Plaza Realty Co., who hired architect Henry Janeway Hardenbergh, known for his Dakota Apartments, one of the first luxury apartment buildings in Manhattan. In the same French Renaissance style as the Dakota, the Plaza hotel is a much larger building with the appearance of an oversized French castle. The 18 story building, mostly clad in yellow brick, has a two-story marble base and a large slate roof with numerous dormers.

#### **Celebrity Hotel**

The new Plaza Hotel opened in October 1907, exactly 17 years after the first Plaza hotel opened. As one of New York's most prestigious hotels, it welcomed numerous celebrities, including Eleanor Roosevelt, Mark Twain, Groucho Marx and F. Scott Fitzgerald. The Plaza Hotel became a celebrity with iconic status itself and featured in numerous movies including 'The Great Gatsby', 'Crocodile Dundee', 'Breakfast at Tiffany's', 'Plaza Suite' and 'Home Alone'.



#### **A New York Landmark**

In 1969 the Plaza Hotel became the first hotel in New York designated as a city landmark. Only the exterior was protected though, so when plans were made in 2005 to convert the hotel into an apartment building, some of the interior was also given landmark status. Eight of the Plaza's most famous rooms are now protected, including the Oak Room (a large dining room), the Edwardian Room (with views of Central Park) and the famous Palm Court (originally known as the tea room).





### **Redevelopment**

In 2004 the Plaza Hotel was sold to the Elad development group, who started in April 2005 with a renovation. The renovation of the Plaza will convert the hotel into a complex with a shopping area, 181 condominiums and 282 hotel rooms. The hotel's historical rooms will be restored to their original appearance in 1907. Even the Palm Court's glass ceiling, which was removed in the 1940s, will be recreated. The total cost of the conversion is expected to exceed \$350 million. The first residents moved in July 2007.





#### **The Plaza, a Fairmont managed hotel:**

Fairmont Hotels & Resorts is the largest luxury hotel company in North America, with a distinctive collection and a worldwide reputation for excellence. Our diverse portfolio includes historic icons, elegant resorts and modern city center properties. From the beaches of Hawaii and Bermuda to the heart of New York City, all of our hotels offer a superior guest experience that is uniquely "Fairmont."

Hotels under the Fairmont banner offer guests an extraordinary place that is created by combining unique architecture and structure, expressive decor and artistry, and magnificent features all in one great location. Add great service to this and the result is an extraordinary experience that would make your memory of Fairmont Hotels & Resorts a long and lasting one.

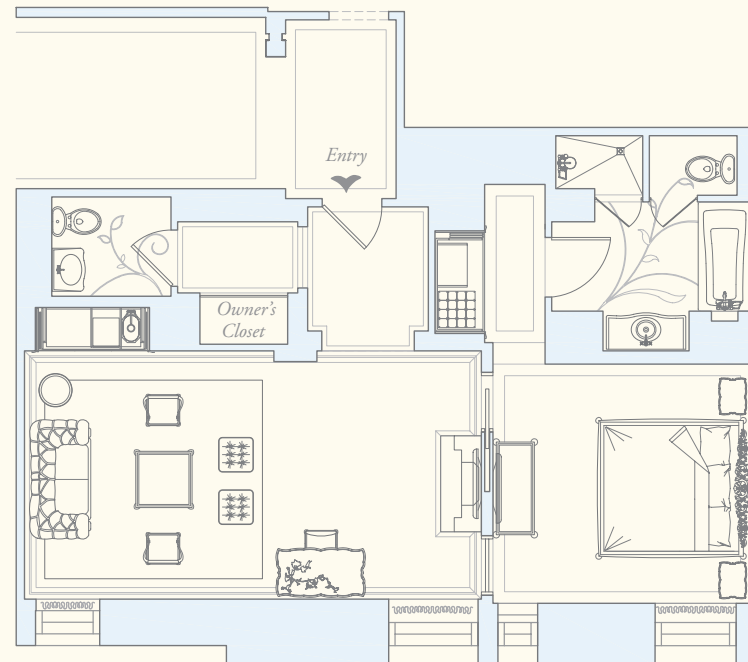
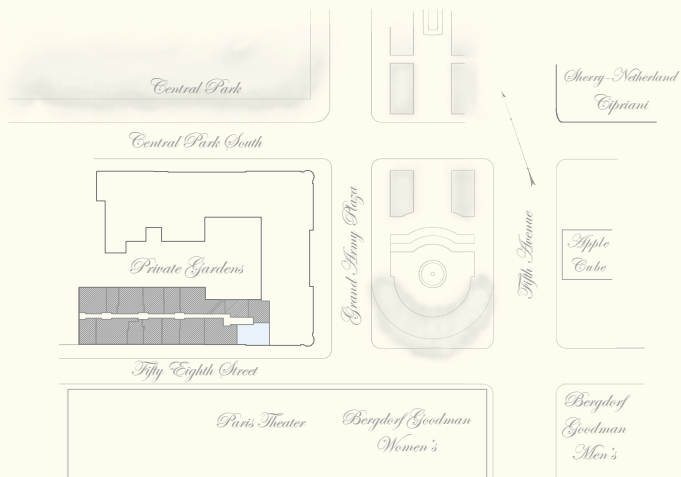
Most of our hotels were among the first buildings to be erected in young cities across North America. Few hotels can boast that their communities literally grew up around them. Today, we have added modern city center properties to our collection, with core locations that allow you to join the hustle and bustle of the city, take part in the action of the business district, and enjoy the culture, the lights and sounds of street life. Our collection includes such fine properties as the Fairmont Miramar Hotel Santa Monica, and The Fairmont San Francisco, steeped in history and a city landmark. Our resorts are situated in some of the most breathtaking and pristine areas in the world, and travelers from across the globe associate Fairmont with the most inviting beaches, challenging golf courses and exhilarating ski hills.

We guarantee consistency throughout our collection of hotels and resorts by adhering strictly to company-wide standards. Central purchasing ensures the same high-quality amenities are available to all guests wherever they visit. Features such as our Fairmont President's Club recognition program, our Fairmont Gold "hotel within a hotel", and our Business Centers cater to the needs of discriminating travelers. All these and more make every Fairmont hotel an extraordinary place, and your stay, an extraordinary experience.

## Edwardian Suite No. 1127

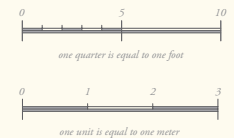
*Suite 1127 / 1.5 Bathrooms*

924 sf / 86 m<sup>2</sup>



*The Plaza*

## THE HOTEL RESIDENCES

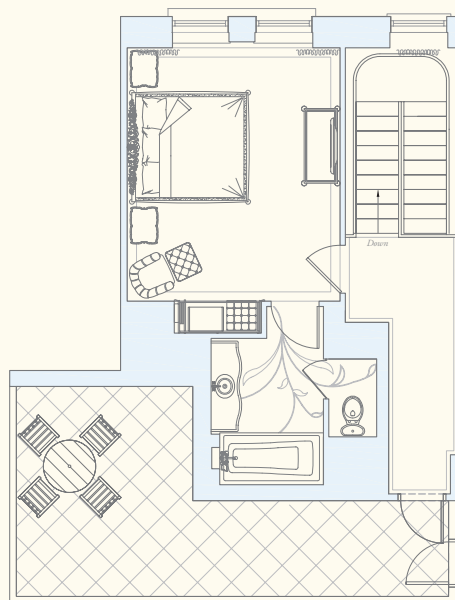


**Sponsor, CPS i Really LP.** The complete offering terms are in an Offering Plan available from the sponsor at [www.cpsub0068.com](http://www.cpsub0068.com). Purchasers are cautioned that, as is customary in new York, various materials may be used to determine floor area, and any quoted floor area is an approximate measurement. The actual square foot area of the premises, as the dimensions of and/or the actual square foot area of the premises. All plans and specifications are subject to changes in layout and design and changes affecting materials, appliances, equipment, fixtures and other construction details. No representation is made herein or otherwise as to the dimensions of and/or the actual square foot area of the premises.

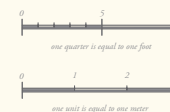
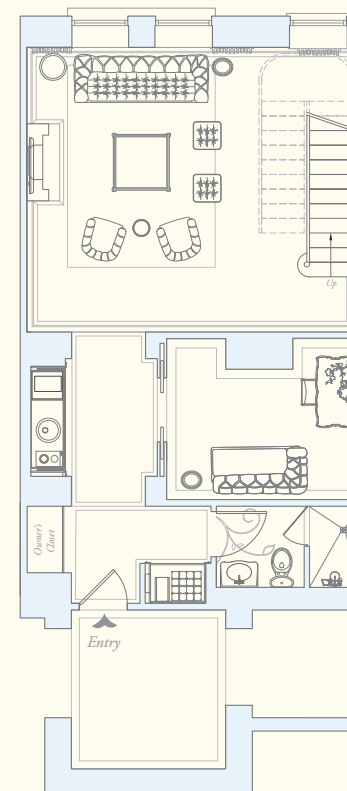
$1,392\text{ f} / 129\text{ m}^2$ 

*The Plaza*

## THE HOTEL RESIDENCES



## Terrace Suite No. 2032



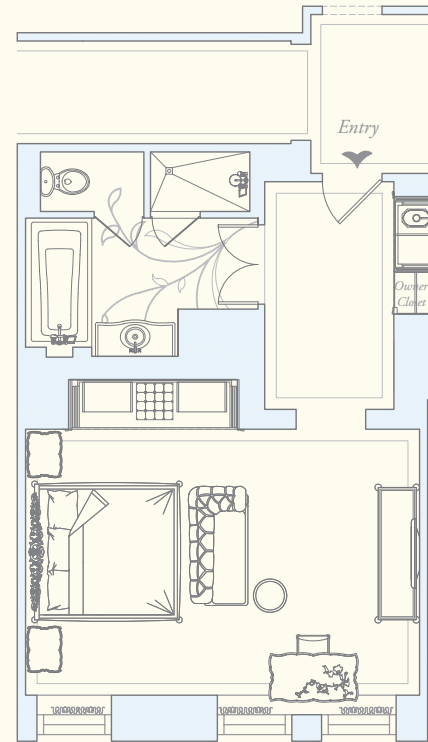
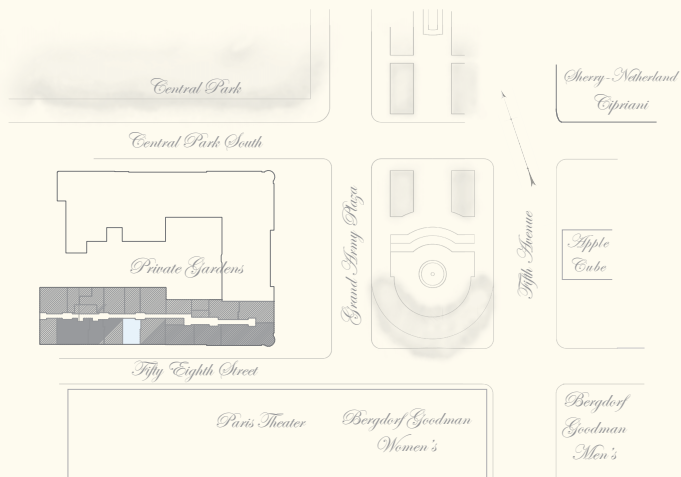
**Sponsor:** **CHS & Realty LLP**. The complete offering terms are in an offering circular available from the sponsor. File No. 33-967-0008. Purchasers are cautioned that, as is customary in New York, certain methods may be used to determine floor area, and any gross floor areas are approximate and second. The actual floor area may vary.



# Rose Suite No. 1133-1633

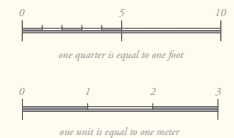
Suite 1133-1633 / 1 Bathroom

606 sf / 56 m<sup>2</sup>



The Plaza

THE HOTEL RESIDENCES



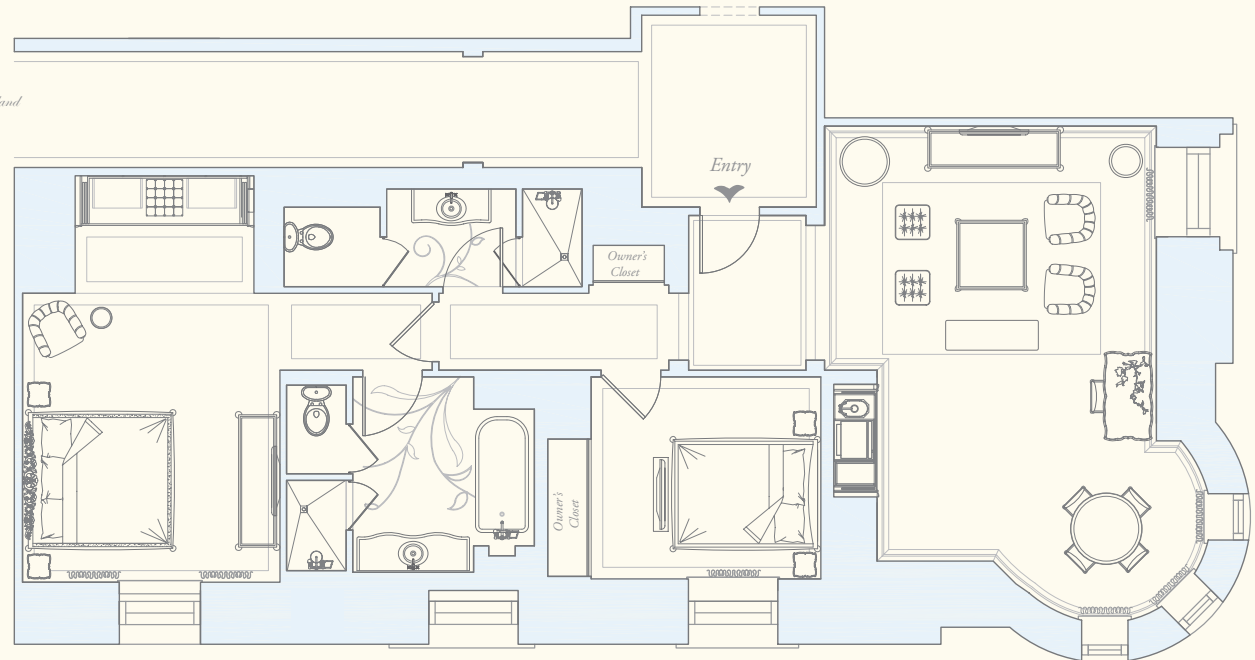
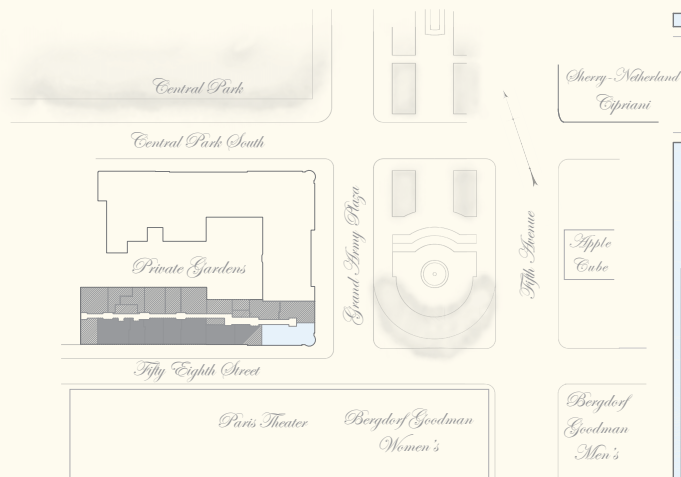
Summer CPS Realty, L.P. The complete description set in an offering plan available from the sponsor (File No. 223-08-0008, Purchase) are authorized but, as a customer in New York, without further review, and any material floor area is approximately indicated. The weight and area of the premises. No representation is made herein or otherwise as to the dimensions or area of the premises. All plans and specifications are subject to change in layout and design and changes affecting materials, appliances, fixtures and other construction details.



# Plaza Suite No. 1223-1623

Suite 1223-1623 / 2 Bathrooms

1,476 sf / 137 m<sup>2</sup>



The Plaza

THE HOTEL RESIDENCES

0 5 10  
one quarter is equal to one foot

0 1 2 3  
one unit is equal to one meter

**Sponsor:** **CRS i Ready LP**, the complete covering system is an "Onlay Plan" installation from the sponsor's name, CR-UB-0063. Purchasers are cautioned that, as is customary in new York, various methods may be used to determine foot area, and any quoted foot area is an approximate measurement. The actual square foot area of the premises. All plans and specifications are subject to changes in layout and design and changes affecting materials, appliances, equipment, fixtures and other construction details of the premises. No representation is made herein or otherwise as to the dimensions of and/or the actual square foot area of the premises.